

minute book 3



Council

Mon 21 Sep
2015
7.00 pm

Council Chamber
Town Hall
Redditch



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CONTENTS

8. Executive Committee (Pages 1 - 8)

To receive the minutes and consider the recommendations and/or referrals from the meeting of the Executive Committee meeting held on 8th September 2015.

9. Regulatory Committees (Pages 9 - 20)

To formally receive the minutes of the following meetings of the Council's Regulatory Committees:

- Licensing Committee – 20th July
- Planning Committee – 12th August



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EXECUTIVE

Committee

8th September 2015

MINUTES

Present:

Councillor Bill Hartnett (Chair) and Councillors Juliet Brunner, Brandon Clayton, John Fisher, Mark Shurmer, Yvonne Smith and Pat Witherspoon (during Minute No.'s 25 to 33)

Officers:

Emma Baker, Rebecca Dunne, Clare Flanagan, Sue Hanley, Mark Hanwell, Sam Morgan, Jayne Pickering, Dean Piper and Judith Willis

Committee Officers:

Debbie Parker-Jones

25. APOLOGIES

Apologies for absence were received on behalf of Councillors Greg Chance and Debbie Taylor.

26. DECLARATIONS OF INTEREST

There were no declarations of interest.

27. LEADER'S ANNOUNCEMENTS

Additional Papers

One set of Additional Papers had been circulated; Response to Stratford-on-Avon District Council Core Strategy Proposed Modifications. Consideration of this was required in order to meet the 25th September 2015 deadline for submission of representations on the proposed modifications.

Work Programme

It was noted that the following reports which were due to be considered at the meeting had been deferred to a later date:

- Reorganisation and Change Policy; and
- Housing Business Case.

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Chair

EXECUTIVE

Committee

8th September 2015

28. MINUTES**RESOLVED that**

the minutes of the meeting of the Executive Committee held on 14th July 2015 be agreed as a correct record and signed by the Chair.

29. OVERVIEW AND SCRUTINY COMMITTEE

The Committee received the minutes of the meeting of the Overview and Scrutiny Committee held on 7th July 2015.

It was noted that there were no recommendations to consider as the recommendations at Minute No.'s 19, 20 and 21, relating to the LGBT Task Group, Redditch Outdoor Market and Review of Leisure Services respectively, had been dealt with by the Executive at its last meeting.

RESOLVED that

the minutes of the meeting of the Overview and Scrutiny Committee held on 7th July 2015 be received and noted.

30. EQUAL OPPORTUNITY POLICY

Members were asked to consider, for recommendation to full Council, a draft Equal Opportunity Policy. This report had previously been delayed at full Council in order for some minor alterations to be made.

It was noted that the Policy applied to all staff who worked for the Council, including those employed on a temporary or part-time basis, or on work experience. Appendix 2 had been added to the Policy which clarified the position in relation to Local Authority Members. Specific exemptions applied for agency and contract workers and Appendix 4 detailed some of the legislation which worked in conjunction with the Policy, including the Agency Worker Regulations 2010. Section 4 of the Policy had also been expanded to set out the position for workers under 18 years of age.

The policy would be reviewed at least every two years or sooner to comply with changes to the law or policy and practice. Union representatives had been consulted on the Policy and amendments had been made as a result.

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8th September 2015

RECOMMENDED that

the Equal Opportunity Policy, as appended to the report, be approved and adopted.

31. STREET NAMING AND NUMBERING - CHARGES

Members were asked to consider, for recommendation to full Council, a report which sought to introduce charges for the discretionary elements of the street naming and numbering service. The report also detailed the relevant legislation to be adopted by full Council as part of the process for introducing charges.

It was noted that the charges would not apply to individual residents but to developers and house builders. A number of other local authorities had recently introduced such charges and if approved by Council the income generated would cover the cost of providing the street naming and numbering post within ICT Services.

Officers were currently in discussion over which department would be best placed to notify developers of the proposed charges, ICT or Planning, and Members requested that they be informed once a decision had been made on this.

In response to Member questions, Officers clarified the need to adopt the relevant legislation detailed in the report, together with the position in relation to previous charges which had been made.

RECOMMENDED that

- 1) Sections 64 and 65 of the Town Improvement Clauses Act 1847 and Sections 17, 18 and 19 of the Public Health Act 1925 be adopted by the Council;
- 2) charging for the discretionary element of Street Naming and Numbering be introduced from April 2016 and the fees set out at Appendix 1 to the report be adopted; and
- 3) authority be delegated to the Head of Transformation and Organisational Development to make the necessary amendments to the Street Naming and Numbering Policy resulting from the decisions at 1) and 2) above.

32. ECONOMIC PRIORITIES FOR REDDITCH

The Committee received a report which detailed a new set of economic themes, priorities, Action Plan and associated deliverables for Redditch.

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Members heard that the economic priorities had been developed in close consultation with the Redditch Economic Development Theme Group, which included a number of business representatives and partner organisations. It was proposed that the Theme Group would continue to act in an advisory capacity to the Council in the delivery of the Action Plan, which would provide some external support and insight. Monthly briefings and updates would be provided to the Portfolio Holder with responsibility for economic development, to ensure that effective progress was being made in delivering the plan.

A request was made by one Member to amend recommendations 2 and 3 of the report to extend the remit for the management and monitoring of the Action Plan to specifically include the Portfolio Holder, and for a 6-monthly progress report to be taken to the Executive Committee. The amendments were not seconded and were therefore not considered or voted on.

A discussion took place on the 'Skilled Redditch' economic theme and the Heart of Worcestershire College's role in this regard. Officers advised that the College was a member of the Theme Group and had therefore assisted in the development of the Action Plan and would continue to be involved with this. There were additional providers of education who Officers and the Council needed to work with. These included the Employment and Skills Board and Local Enterprise Partnerships, with business pool funding being available for the districts to assist with skills growth. North Worcestershire Economic Development and Regeneration was looking to be proactive in terms of apprenticeships with local employers in order to support the town's young people into sustainable employment by equipping them with the relevant skills and expertise required by employers.

Members queried the current position in relation to The Anchorage property in Redditch, which had been considered by the Executive some years previously and on which confirmation was awaited from the College. Officers agreed to check the position with this and to report back to Members.

RESOLVED that

- 1) the economic themes, priorities and Action Plan for Redditch and the associated deliverables set out at Appendix 1 to the report be endorsed;**

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- 2) the management and monitoring of the Action Plan be delegated to the Head of Economic Development & Regeneration; and
- 3) a report setting out progress against delivery of the priorities and Action Plan be brought to the Executive Committee on an annual basis.

33. VOLUNTARY AND COMMUNITY SECTOR GRANTS PROGRAMME

The Committee considered a report, for recommendation to full Council, on the funding split and themes for the Voluntary and Community Sector (VCS) grants process 2016/17. The report also recommended changes to update and improve the scoring matrix and Grants Policy.

Whilst the overall budget of £241k for the grants process remained the same as for 2015/16 (£4k of which would facilitate the delivery of training to the Voluntary and Community Sector on external funding workshops/events), the themes and proposed funding for 2016/17 had been updated to reflect the Council's Strategic Purposes and customer demand.

Officers advised that it had been recommended that the scoring matrix at Appendix 2 to the report be trialled at the next Grants Panel meeting, and that this continue to be used moving forward if this were found to be successful. Members supported this proposal.

Officers responded to Member questions on current staffing issues and confirmed that whilst a member of staff had been on long-term sick leave this had not affected the grants progress to date, nor would it affect it moving forward.

Whilst the majority of Members felt that any underspend in the grants at the end of the year should be put back into balances some did not support this approach.

RECOMMENDED that

- 1) the themes and percentages of funding be allocated for the 2016/17 voluntary and community sector grants process as set out in Appendix 1 to the report;
- 2) the scoring matrix and Grants Policy be updated as set out in Appendices 2 (subject to a satisfactory trial of the

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scoring matrix at the next Grants Panel meeting) and 3 to the report; and

- 3) any underspend in the grants at the end of the year be put back into balances.

34. STRATFORD ON AVON CORE STRATEGY PROPOSED MODIFICATIONS - RESPONSE

Members received, for recommendation to full Council, the Council's draft response to Stratford-on-Avon's 'Core Strategy Proposed Modifications in response to the Inspector's Interim Conclusions'. This report had been issued under cover of Additional Papers in order to meet the 25th September deadline for the submission of representations.

Officers advised that the response, which raised a possible concern in relation to the supply of labour force, reflected the debate which had taken place at the Planning Advisory Panel meeting.

RECOMMENDED that

the Council's response to Stratford-on-Avon's Core Strategy Proposed Modifications, as detailed at Appendix 1 to the report, be endorsed.

35. CONSOLIDATED REVENUE AND CAPITAL OUTFURN AND FINANCIAL RESERVES STATEMENT

The Committee received a report which detailed the Council's final financial position for 2014/15 for both the General Fund and Housing Revenue Account. It was noted that this report was originally scheduled for consideration at the July meeting but had been delayed owing to the late submission of the accounts to the external auditors.

Officers highlighted the key elements of the report. The final position showed that in addition to the unidentified savings of £635k being delivered, a further £103k of savings had been achieved on general services, together with an additional £716k of savings on other funding and financial budgets, therefore generating an overall underspend of £819k. The £819k of savings had been transferred to balances to increase the balances level to £1.985m. This was significantly in excess of the £750k reserves level agreed by Council as part of the Medium Term Financial Plan. Following the savings a full review was underway to ensure the reduced cost base was captured for future years' budget reductions.

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Members were pleased to note the current financial position and expressed their thanks to staff for their work on the savings. Balances had not been at the £2m mark since 2009 and cuts in government grants in recent years had totalled 49%, with a total of £2.2m savings having been delivered by the Council. The Council was continually reviewing its services and making improvements and front line services had not been cut.

Officers provided clarification on a number of questions raised by Members. A Member questioned how much money had been saved by not having filled vacant posts. Officers advised that they did not have this information to hand and agreed to check the position with this and report back to Members outside of the meeting. Officers added that some posts were retained to allow for re-deployment opportunities.

RESOLVED that

the financial position on Revenue and Capital for the financial year 2014/15, as detailed in the report, and the transfer to balances of £819k to increase the balances level to £1.985m 31st March 2015 be noted; and

RECOMMENDED that

the movement in reserves as detailed in Appendix 1 to the report be approved.

36. FINANCE MONITORING - QUARTER 1, APRIL - JUNE 2015

Members considered a report which detailed the Council's financial position across the Strategic Purposes for the period April to June 2015 (Quarter 1 2015/16), which enabled Members to be aware of the level of funding attributed to these areas.

The report focussed on the position with the Revenue Budget and Officers advised that they would be looking to enhance the report over the following quarters, with capital details to be included in the next report.

In line with a commitment previously given by Members, Officers were in the process of reviewing the costs associated with enabling services. Officers were also due to meet with Wychavon District Council and Worcestershire County Council to discuss financial issues related to civil parking enforcement.

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8th September 2015

A Member queried the variation for Lifeline and whether there was any trend in the reduction of Lifeline users. Officers agreed to look into this and to report back to Members on the position.

RESOLVED that

the report be noted.

37. MINUTES / REFERRALS - OVERVIEW AND SCRUTINY COMMITTEE, EXECUTIVE PANELS ETC.

There were no additional referrals for the Committee to consider.

38. ADVISORY PANELS - UPDATE REPORT

RESOLVED that

the report be noted.

39. ACTION MONITORING

Members noted the update provided in the report in relation to the LGBT Community Task Group's findings.

Councillor Hartnett advised that the response which he had received from Adrian Hardman, Leader of Worcestershire County Council, had been positive, details of which Councillor Hartnett had fed back to the Task Group Chair and Officers.

RESOLVED that

the update be noted.

The Meeting commenced at 7.00 pm
and closed at 8.25 pm

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Chair



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Licensing Committee

20th July 2015

MINUTES

Present:

Councillor Andrew Fry (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Natalie Brookes, Anita Clayton, Gay Hopkins, Antonia Pulsford, Rachael Smith and Jennifer Wheeler

Officers:

K Barnett and D Etheridge

Democratic Services Officer:

Pauline Ross

21. APOLOGIES

An apology for absence was received on behalf of Councillor Pat Witherspoon.

22. DECLARATIONS OF INTEREST

There were no declarations of interest.

23. MINUTES

RESOLVED that

the minutes of the meeting of the Licensing Committee held on 2nd March 2015 be confirmed as a correct record and signed by the Chair.

24. GAMBLING ACT 2005 - REVIEW OF STATEMENT OF PRINCIPLES

The Committee received a report detailing the requirement to review and consult on the Council's Statement of Principles every three years, in accordance with the provisions under the Gambling Act 2005.

The Senior Licensing Practitioner, Worcestershire Regulatory Services (WRS), introduced the report and in doing so informed

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Chair

Licensing Committee

20th July 2015

Members that the Council's current Statement of Principles took effect from 31st January 2013 and that, in accordance with the provisions of the Gambling Act 2005, the Council was required to prepare and publish a Statement of Principles every three years. Therefore the current Statement of Principles had to be reviewed and published by 31st January 2016.

The Senior Licensing Practitioner, WRS, drew Members' attention to paragraph 3.19 in the report, which detailed the revised and updated list of relevant parties that the Council needed to consult with. The consultation would take place over a period of eight weeks. The responses received would then be presented to a future meeting of the Licensing Committee.

The report also detailed the minor amendments which had been included (in red) in the revised draft Statement of Principles, as attached at Appendix 1 to the report.

At the request of the Chair and in response to questions raised by Members, the Senior Licensing Practitioner, WRS, briefly explained about the licensing of casinos. The Secretary of State appointed an independent Casino Advisory Panel to advise the Government on the areas in which small and/or large casinos could be located. The District of Redditch was not identified as a suitable location for a casino, so therefore currently prevented from granting a Casino Premises License.

The Gambling Act 2005 paved the way for larger style casinos to be built. In 2006, the Government chose eight destinations it thought were most worthy of being granted an operating licence for a regional casino, which were later labelled "Super Casinos". In 2007 the Government reviewed its plans for regional casinos and instead supported plans for sixteen smaller casinos.

The Chair expressed his thanks to the Senior Licensing Practitioner, WRS.

RESOLVED that

- (a) the draft Statement of Principles, as detailed at Appendix 1 to the report, be approved for the purpose of consultation with the relevant parties, over a period of eight weeks; and**
- (b) that the responses to the consultation be presented to a future meeting of the Licensing Committee.**

Licensing Committee

20th July 2015

25. DRAFT SEX ESTABLISHMENT POLICY - CONSULTATION RESULTS

Following on from the meeting held on 2nd March 2015, whereby Members approved the draft Sex Establishment Licensing Policy for the purpose of consultation; Members were asked to consider a report that detailed the responses received and to adopt the draft Sex Establishment Licensing Policy.

The Senior Licensing Practitioner, Worcestershire Regulatory Services (WRS), introduced the report and informed Members that two responses to the consultation had been received, one from Trading Standards, WRS and one from a member of the public. Trading Standards, WRS, stated that they would welcome the opportunity to be consulted with on any applications received. The response received from the member of the public was included on page 29 of the report. The response appeared to be based on a fundamental moral objection and did not make any points pertinent to the draft policy.

In response to the Chair, the Senior Licensing Practitioner, WRS, drew Members attention to page 49 in the report. The information detailed would enable Members to understand, as defined in Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982, the definition of a 'sexual entertainment venue' and that of a 'sex shop'.

RESOLVED that

the draft Sex Establishment Licensing Policy, as detailed at Appendix 2 to the report, be adopted as from 1st August 2015.

26. DEREGULATION ACT 2015 - UPDATE ON LICENSING IMPLICATIONS

The Committee was asked to note the contents of a report which provided an update on the Deregulation Act 2015 and the licensing implications contained within the legislation.

The Senior Licensing Practitioner, Worcestershire Regulatory Services (WRS), introduced the report and informed Members that the Deregulation Act 2015 contained some provisions that related to the deregulation of licensing functions carried out by WRS on behalf of Redditch Borough Council. Those functions affected were carried out under the Licensing Act 2003 (alcohol, entertainment and late night refreshment licensing) and taxi and private hire licensing.

Licensing Committee

20th July 2015

The Act received Royal Assent on 26th March 2015 and a number of commencement dates had been confirmed for various provisions included within the Act. The table, as detailed at Appendix 1 to the report, provided a summary of the relevant provisions contained in the Act along with information on commencement dates and the actions to be taken by the Council.

RESOLVED that

the Deregulation Act 2015 update report on licensing implications and Appendix 1 to the report be noted.

27. LICENSING ANNUAL REPORT

The Committee considered the Licensing Annual Report 2014/2015 which provided an overall view of the activities, under the Licensing Act 2003, Gambling Act 2005 and other aspects of Licensing, and to inform the Committee on any issues anticipated in the ensuing year. The report detailed the work carried out by Worcestershire Regulatory Services (WRS) Enforcement and Licensing Teams for Redditch Borough Council.

The Senior Licensing Practitioner, WRS, introduced the report and in doing so informed the Committee that since 1st June 2010 the WRS Licensing Team had taken over operational delivery of the statutory functions of licensing and enforcement of regulated activities and businesses operating under the Licensing Act 2003 on behalf of Redditch Borough Council.

Under the terms of the Licensing Act 2003 and the Gambling Act 2005, each local authority was required to prepare and publish a licensing policy which has to be reviewed every five years. During 2014 a review of the Licensing Act 2003 policy was completed.

A further review of the Gambling Act 2005, Statement of Principles was due this year, and had, as detailed at Minute Number 24, been presented to Members during the course of the meeting, whereby Members had approved the draft Statement of Principles for the purpose of consultation.

The report also detailed the number of new licences issued and granted by Redditch Borough Council in 2014/2015, under the Licensing Act 2003; the number of premises which had continued to be licensed by the Council under the Gambling Act 2005. The number of Hackney Carriage and Private Hire licensed vehicles and drivers had remained fairly consistent.

Licensing Committee

20th July 2015

In October 2013 the Scrap Metal Dealers Act 2013 came into force within the Borough. Under this new legislation the Council was responsible for issuing scrap metal mobile collector licences and scrap metal site licences. The Council had issued 6 site licences and 24 mobile collector licences. The Licensing Team were responsible for enforcing the legislation in partnership with the Police and Environment Agency.

In response to questions raised by Members, the Senior Licensing Practitioner, WRS, informed the Committee that scrap metal mobile collectors were required to have a mobile collector's licence from every authority in areas they collected from. WRS welcomed any enquiries or concerns from Ward Members and members of the public with regard to scrap metal mobile collectors. He further informed Members that individuals and not their vehicles were licensed as mobile collectors.

Members raised several questions and made suggestions with regard to scrap metal mobile collectors displaying their licences in a predominant position in order for it to be easily seen by members of the general public. The Senior Licensing Practitioner, WRS, agreed to investigate and liaise with other authorities with regard to licences being displayed.

A brief discussion followed with regards to age exemption applications presented to the Licensing Sub-Committee and MOT advisory information included with the applications. The Council's Legal Advisor advised Members that they were required to inspect the cosmetic condition of vehicles and were not expected to approve the mechanical viability of vehicles; that was the role of the Council's depot. He also advised Members that commercial consideration should not be taken into account when considering an age exemption vehicle application.

The Senior Licensing Practitioner, WRS, informed Members that the taxi trade had requested that the Council's current policy on age exemption vehicles be reviewed, as they felt that modern vehicles were being manufactured to a high standard and therefore expected to be road-worthy for a considerably longer period of time.

Members thanked the Senior Licensing Practitioner, WRS for his comprehensive report and the advice and information provided during the course of the meeting.

RESOLVED that

the Licensing Annual Report 2014/2015 be noted.

Licensing Committee

20th July 2015

28. LICENSING COMMITTEE WORK PROGRAMME 2015/2016

The Committee noted the Licensing Committee Work Programme for the remainder of the 2015/16 Municipal Year.

The Senior Licensing Practitioner, Worcestershire Regulatory Services, agreed to provide the Committee with further information on the use of mobile phone applications (apps) currently available to book private hire vehicles.

RESOLVED that

the Licensing Committee Work Programme 2015/16 be noted.

The Meeting commenced at 7.07 pm
and closed at 8.18 pm



Planning Committee

12th August 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Natalie Brookes (substituting for Councillor Joe Baker), Michael Chalk, Matthew Dormer, Wanda King, David Thain and Nina Wood-Ford

Officers:

Steve Edden, Clare Flanagan, Emma Newfield and Ailith Rutt

Democratic Services Officer:

Jan Smyth

17. APOLOGIES

An apology for absence was received on behalf of Councillor Joe Baker.

18. DECLARATIONS OF INTEREST

Councillor David Thain declared an interest in Agenda Item 6 ((Planning Application 2015/042/FUL – Land off Dixon Close) as detailed in Minute 22 below.

19. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 8th July 2015 be confirmed as a correct record and signed by the Chair.

20. UPDATE REPORTS

The published Update reports relating to the various Planning Applications were noted.

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Chair

Planning Committee

12th August 2015

21. APPLICATION 2014/321/FUL – UNIT 2 MILLSBOROUGH HOUSE, IPSLEY STREET, SMALLWOOD, REDDITCH, WORCESTERSHIRE B98 7AL

Conversion of existing Unit 2 into 14 apartments (first and second floors)

Applicant: Mr D Gough for James Mace Ltd

Mr Gough, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

Having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to

- 1) The satisfactory completion of a Section 106 Obligations to ensure that:
 - a) Contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document; and**
 - b) a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and****
- 2) the Conditions and Informatives set out on pages 11 to 13 of the main agenda report.**

22. APPLICATION 2015/042/FUL – LAND OFF DIXON CLOSE, ENFIELD, REDDITCH, WORCESTERSHIRE

35 no. 2, 3 and 4 bedroom houses, 6 no. 1 bedroom apartments, 2 no. 2 bedroom maisonettes and 1 no. 2 bedroom bungalow, to be provided as affordable dwellings.

Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the head of Planning

Planning Committee

12th August 2015

and Regeneration Services, to GRANT Planning Permission, subject to:

- 1) the satisfactory completion of a Section 106 Planning Obligation to ensure that:
 - a) contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document;
 - b) contributions are paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and
 - c) all 44 units on the site are restricted to affordable housing in perpetuity; and
- 2) the Conditions and Informatives as set out on pages 21 to 26 of the main report.

(Prior to consideration of this Application, Councillor David Thain declared an interest in this matter in view of the fact that he was a member of the Accord Homes Board. Councillor Thain withdrew from the meeting and took no part in any discussions nor voted on the matter.)

23. APPLICATION 2015/065/FUL – HARRIS AND ASSOCIATE SURVEYORS, BRITISH MILLS, PROSPECT HILL, ENFIELD, REDDITCH, WORCESTERSHIRE B97 4BY

Change of use of existing Victorian two storey office unit to a 2 bedroom mews house

Applicant: Mr J Harris

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on page 31 of the main agenda report.

(The Committee noted an Update Report on this matter, relating to the marketing history of the site, published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

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Officers also reported on an error in the address of the site, which should have read, Prospect Hill, Enfield, and not Prospect Hill, Riverside as detailed in the report and the Agenda item description.)

24. APPLICATION 2015/151/FUL – IPSLEY COURT, BERRINGTON CLOSE, IPSLEY, REDDITCH, WORCESTERSHIRE B98 0TJ

Proposed detached building to contain 5 no. apartments (Plots 41, 42, 43, 44 and 45)

Applicant: Mr Barney McElholm

The following people addressed the Committee under the Council's public speaking rules:

Mr Paul Stenhouse – objector on behalf of residents in Ipsley Manor
Councillor Juliet Brunner – Ward Councillor
Mr Barney McElholm – Applicant

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 38 to 40 of the main Agenda report.

(The Committee received additional information in respect of representations relating to the impact upon the character and appearance of the area and amended plans received relating to the removal of the render elements of the proposed finish, as detailed in the Update report published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

25. APPLICATION 2015/176/FUL – 25A DAGTAIL LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE B97 5QT

Proposed new dwelling

Applicant: Mr Ian Ray

Mr Ian Ray, the Applicant, addressed the Committee under the Council's public speaking rules.

Planning Committee

12th August 2015**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **REFUSED**, for the following reason:

- 1) **The site is identified within the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal does not meet any of the Policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The development would reduce the openness of the Green Belt and no very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such, the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No. 3 and the provisions of the National Planning Policy Framework.**

26. APPLICATION 2015/194/COU – BEECH HOUSE, 6 CHURCH GREEN EAST, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8BP

Change of use from office to a public house (ground floor only) (B1-A4) and installation of a 200 ltr nano brewery to rear of bar area

Applicant: Mr Grant Stain

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to the Conditions and Informatives set out on pages 47 to 48 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.15 pm

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CHAIR

